

## Board of County Commissioners Agenda Request

Date of Meeting: November 26, 2002  
Date Submitted: November 21, 2002

To: Honorable Chairman and Members of the Board  
From: Parwez Alam, County Administrator  
Lillian W. Bennett, Assistant to the County Administrator

Subject: Replacement Cost Appraisal of Infrastructure Improvements Located at the North Florida Fairgrounds and Letter of Support from the North Florida Fair Association for Future Redevelopment of the Fairgrounds Site

### Statement of Issue

This agenda item presents an appraised value of \$7.2 million for infrastructure improvements at the North Florida Fairgrounds based on replacement cost (Attachment #1) and requests Board approval for staff to begin master planning for future uses of the fairgrounds property and to pursue potential replacement sites. This agenda item also informs the Board of the North Florida Fair Association's full support for the future redevelopment of the Leon County Fairgrounds property (Attachment #2).

### Background

On February 12, 2002, the Board held a workshop to discuss the potential redevelopment of the North Florida Fairground location as a Community/Business Park (Attachment #3). The workshop materials provided a history of the 142-acre North Florida Fairgrounds. The workshop was attended by North Florida Fair Association Board Members and representatives of the Tallahassee-Leon County Chamber of Commerce/Economic Development Council. The Board discussed the following concerns:

1. Concern about opening a new fairground location and disrupting current operations.
2. Questions about private developers interest, the current value of the fairground buildings and infrastructure and can the County afford such a venture.
3. An interest in a mixed use development instead of a business park.
4. Survey the surrounding neighbors about relocating the fairgrounds.
5. A new fairground site must be compatible with the surrounding area.
6. Development of the present fairgrounds will not be a Leon County government project.
7. The property or portions of the property could be sold to private interests for development.
8. Development of the fairgrounds could add a tax base for the City and the County.

The Board directed staff to arrange to have an appraisal done at the Fairground site. The appraisal should provide the market value of the existing land and infrastructure, and the replacement costs for comparable facilities. On March 12, 2002, the Board ratified actions taken at the North Florida Fairground workshop (Attachment #4).

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Analysis

As directed by the Board, a market appraisal has been performed on the Fairgrounds property which includes infrastructure improvements based on replacement cost of \$7.2 million (Attachment #1). This analysis does not include the land, Capital Stadium (but does include the parking lot adjacent to the stadium) two County ball fields (corner of Cornelia Street and Tram Road) or the agricultural extension office located at 615 Paul Russell Road. The improvements analyzed consist of the infrastructure and vertical improvements associated with the North Florida Fair operations located on the block bounded on the west by South Monroe Street, on the north by Paul Russell Road on the east by Zillah Street, Omega Avenue and Cornelia Street and the south by Tram Road. The \$7.2 million appraised value includes the following:

Current Infrastructure Replacement Cost	\$ 3,224,757
Site Improvements:	\$ 3,470,000
Landscaping	\$1,100,000
Paving	860,000
Fencing	155,000
Lighting	175,000
Water/Sewer	880,000
Electrical Drops/ Water Hookup	300,000
Total Replacement Cost Before Soft Costs	\$ 6,694,757
Soft Costs	<u>\$ 475,000</u>
Total Replacement Cost (Infrastructure)	<u>\$ 7,170,000</u> (Rounded to 7.2 million)

Due to the fact that the specific future use of the fairgrounds property has not been determined, the value of the land was not included in this initial appraisal. Comprehensive master planning of the future use of the fairgrounds site will be required prior to completing a market appraisal of the land value. As with the appraisal of the infrastructure improvements, unless otherwise directed by the Board, the land value appraisal will <sup>not</sup> include Capital Stadium, the two County ball fields or the agricultural extension office. This level of planning and market appraisal will require additional time and dollars to complete. The project can be completed sooner with the use of an outside consultant to assist staff in the development of a future use master plan and land appraisal of the fairgrounds property at an estimated cost of \$55,000. To facilitate this action a budget amendment and General Fund Contingency Statement is shown in Attachment #5. As part of the planning process, staff will also seek public input on the project through community meetings prior to development of the final master plan.

If approved by the Board, an agenda item will be brought back that includes potential replacement sites and a general estimate of the purchase price of each. It should be noted that the cost of purchasing a replacement site for the fairgrounds will be in addition to the \$7.2 million appraisal for infrastructure replacement cost. A funding source for the total relocation cost for of the Leon County Fairgrounds has not yet been determined.

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Staff will research potential sites for the relocation of the fairgrounds and recommend three (3) sites to the Board, with the consensus of the North Florida Fair Association Board of Directors. At that time, staff could also bring back alternative funding proposals for relocation of the fairgrounds.

On August 30, 2002, Commissioner Proctor received a letter from Mr. Lee Vause, Vice-President of the North Florida Fair Association Board (NFFA) which confirmed their full support for the redevelopment of the Fairground property and strongly expressed their intent not to be an impediment to Leon County pursuing this redevelopment strategy. The NFFA has agreed that so long as the County locates and acquires a parcel of property which the Association deems suitable they are agreeable to releasing their leasehold interest in the fairgrounds. This would also require that facilities currently constructed on the fairgrounds be replaced (Attachment #2).

On September 3, 2002, Commissioner Proctor held a press conference at the North Florida Fairgrounds to announce the North Florida Fair Association support for the redevelopment of the fairground property. Attending the press conference to show their support for the project was Lee Vause, Vice President, North Florida Fair Association, Fred Gainous, President, Florida A&M University, Sue Dick, President, Tallahassee Chamber of Commerce/Economic Development Council, representatives from the Capital City Chamber and County staff.

Florida A & M University (FAMU), President, Fred Gainous has expressed a special interest in the redevelopment of the fairgrounds property and envisions the Board providing the opportunity for FAMU to be a partner in the project through student involvement and training in the master planning, design, engineering, construction and development of the fairgrounds property.

The Fairgrounds property holds unlimited potential to be a commercial site which through multiple uses could potentially generate a large amount of tax revenue for the County. Commissioner Proctor believes that the benefit to the Southside Community in the form of providing the opportunity for business ownership, new job creation, increased property values and the overall economic impact would outweigh any cost the County would expend in relocation of the Fairgrounds. This project is also consistent with the State of the Southern Strategy Report presented to the Board at a workshop on January 29, 2002.

### Options

1. Accept staff report on the market appraisal of \$7.2 million for infrastructure replacement cost new of the Leon County Fairgrounds and the letter of support from the North Florida Fair Association for redevelopment of the Fairground property.
2. Direct staff to research potential sites for the relocation of the fairgrounds and recommend three (3) sites to the Board, with the consensus of the North Florida Fair Association Board of Directors. Direct staff to bring back alternative funding proposals based on the proposed sites.
3. Direct staff to begin preparing a comprehensive future use master plan of the fairgrounds property to include public input and to conduct a market appraisal of the land value based on future land use and bring back to the board for review and approval. Approve a budget amendment in the amount of \$55,000 from the General Fund Contingency to facilitate this action.

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4. Do not approve the creation of a Citizens Committee with the purpose of researching potential sites for the relocation of the fairgrounds and recommend three (3) sites to the Board, with the consensus of the North Florida Fair Association Board of Directors. Do not direct staff to bring back alternative funding proposals based on the proposed sites.
5. Do not direct staff to begin preparing a comprehensive future use master plan of the fairgrounds property to include public input and to conduct a market appraisal of the land value based on future land use and bring back to the board for review and approval. Do not approve a budget amendment in the amount of \$55,000 from the General Fund Contingency to facilitate this action.
6. Board Direction

### Recommendation

Board Direction.

### Attachments

1. Replacement Cost New Appraisal for North Florida Fairgrounds
2. Letter of support from North Florida Fair Association dated August 30, 2002.
3. February 12, 2002 Board Workshop of North Florida Fairgrounds
4. Ratification Agenda item dated March 12, 2002
5. Budget Amendment and General Fund Contingency Statement

PA/LB

**NORTH FLORIDA FAIRGROUNDS IMPROVEMENTS  
REPLACEMENT COST NEW  
SOUTH MONROE STREET & PAUL RUSSELL ROAD  
TALLAHASSEE, LEON COUNTY, FLORIDA**

for

**Mr. Tony Park  
Director of Engineering Services  
Leon County Public Works  
2280 Miccosukee Road, 2<sup>nd</sup> Floor  
Tallahassee, Florida 32308**

by

**Jonathan P. Brown, MAI  
Boutin Brown Realty Advisors, Inc.  
346 Office Plaza Drive  
Tallahassee, Florida 32301-2730**

**Date of Report - November 14, 2002**

**File #2200365**

## Boutin Brown Realty Advisors, Inc.

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November 14, 2002

Mr. Tony Park  
Director of Engineering Services  
Leon County Public Works  
2280 Miccosukee Road, 2<sup>nd</sup> Floor  
Tallahassee, Florida 32308

RE: North Florida Fairground Improvements  
Replacement Cost New  
South Monroe Street and Paul Russell Road  
Tallahassee, Leon County, Florida  
BBB File # 2200365

Dear Mr. Park:

*This is a Restricted Consulting Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process. Supporting documentation concerning the data is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the clients and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.*

**INTENDED USE OF REPORT:** For the sole purpose of assisting the client in estimating the replacement cost new of the existing fair related real estate improvements **ONLY** at the North Florida Fairgrounds in Tallahassee, Florida. Replacement cost new is defined as the cost of creating the same or equivalent utility using current standards of material and design.

This analysis **DOES NOT** include the land, Capital Stadium (but does include the parking lot adjacent to the stadium), two county ball fields (corner of Cornelia Street and Tram Road) or the agricultural extension office located at 615 Paul Russell Road.

**DATE OF THE APPRAISAL REPORT:** November 14, 2002

**EFFECTIVE DATE OF VALUE:** October 4, 2002

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:** In preparing this report, the appraiser performed an inspection of the subject, relied on the accuracy of descriptive data provided by the client and the management of the North Florida Fair.

This Restricted Consulting Report sets forth only the appraiser's conclusions and presents the source data for our estimates. Other supporting documentation is retained in the appraiser's file.

**IMPROVEMENTS ANALYZED:** The improvements analyzed consist of the infrastructure and vertical improvements associated with the North Florida Fair operations located on the block bounded on the west by South Monroe Street, on the north by Paul Russell Road on the east by Zillah Street, Omega Avenue and Cornelia Street and the south by Tram Road. As this analysis **DOES NOT** include the land, it is only referenced so that the reader can locate the improvements. The improvements are briefly described by group (A through I and site improvements) as follows:

A - two exhibition buildings with central heat and air conditioning. The fair office identifies these structures as Buildings 2 and 4. They have 13,271 sf and 12,191 sf, respectively. Each is primarily an average quality metal building with 14 foot eave height. Each is primarily an open hall, Building 2 has a kitchen and storage room in the rear with attached 720 sf screen room.

B - seven exhibition buildings without HVAC. The fair office identifies these structures as Buildings 1, 3, 6, 7, 8, 9 and the cattle barn. They range in size from 12,000 sf (building 7) to 24,000 sf (cattle barn), totaling 96,669 sf. These structures are of average quality and have a total of 5,006 sf of porches of varying descriptions attached.

C - the fair office. A one story, 2,304 square foot concrete block low cost office building with a 122 sf porch with a 9 foot eave height. It has central heat and air conditioning.

D - the security office and maintenance office. Two one story, average quality shed office structures totaling 787 sf with a 9 foot eave height. Each has a window a/c.

E - the maintenance shop. A one story 575 sf frame structure with two attached shed roof totaling 725 sf.

F - residence. An average quality 1,231 sf one story, 3 bedroom, two bath, frame single family residence with a screen porch, screen shed and wood deck totaling 441 sf.

G - stables. An average quality 1,349 sf nine stall stable (pole construction) with 300 sf tack room and detached 149 sf feed storage shed and 567 sf roofed patio/deck.

H - food kiosks and information office. A total of 11 concrete block structures, one is the information booth, 10 similar food kiosks. Each is 256 sf and has a metal roof, built-in concrete counter, 4 stainless steel sinks, 12 foot roll up metal window, 12 gallon water heater, propane tank and 125 amp electrical box.

I - restrooms. There are three restroom buildings located on the premises. They are of concrete block construction, one is heated and cooled.

Site Improvements include landscaping, paving, fencing, lighting, water and sewer system and electrical/ water drops. Landscaping was estimated at 70 acres of sod, landscaping of the central corridor by the exhibition buildings, office, etc. Paving included the 656 space stadium parking

lot as well as all paved interior roads and the midway. Fencing includes all perimeter and interior fencing and gates. Lighting includes the floodlights and poles. Water/sewer includes water/sewer mains and laterals, 12 septic tanks and estimated tap fees. Electrical drops/water hook up includes service to both the midway and recreational vehicle spots.

**CONCLUSION, ESTIMATED REPLACEMENT COST NEW: \$7,200,000**

The Replacement Cost New is presented in the spreadsheet on the opposite page. The pages referenced including the inventory provided by the North Florida Fair management and the utility is hook up rate schedule provided by growth management office are presented in the addenda to this letter. Replacement Cost New of the buildings totaled \$3,222,000 (R) and Site Improvements totaled \$3,470,000 (R) for a sub total of \$6,692,000. To this total we added soft costs consisting of one year construction loan interest charges on a \$5,250,000 loan (assuming a 75% loan to cost ratio), plus an estimated 2% points and miscellaneous costs. Soft costs totaled \$475,000. The total of all these costs, when rounded is \$7,200,000.

**ASSUMPTIONS AND LIMITING CONDITIONS:**

The value conclusions contained herein are subject to the following Specific Assumptions Impacting Valuation Analysis, as well as the General Assumptions and Limiting Conditions, which are a two page attachment to this letter.

**SPECIFIC ASSUMPTIONS IMPACTING VALUATION ANALYSIS:**

1. This is a Restricted Consulting Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not include discussions of the data and reasoning that were used. Supporting documentation concerning the data and reasoning is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

We have appreciated this opportunity to serve you and remain available to review the contents of the attached report with you.

Respectfully submitted,

Boutin Brown Realty Advisors, Inc.

  
Jonathan P. Brown, MAI  
State - Certified General Real Estate Appraiser #0000206



## APPRAISAL CERTIFICATION

Attachment # 5

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The undersigned certify that, to the best of their knowledge and belief,...

The statements of fact contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are the undersigned's personal, unbiased professional analyses, opinions and conclusions.

The undersigned have no present or prospective interest in the property that is the subject of this report and the undersigned have no personal interest or bias with respect to the parties involved.

The undersigned's compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

The undersigned's analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Jonathan P. Brown has completed the requirements of the continuing education program of the Appraisal Institute.

The undersigned have made a limited personal inspection of the property that is the subject of this report.

Other than the undersigned and those individuals specifically identified in the body of this report, no one provided significant professional assistance in the preparation of this report.

The analysis and conclusions expressed in the appraisal report were not based on a requested minimum value, a specific value or the approval of a loan.

Date of Value: October 4, 2002

Replacement Cost New Estimate: \$7,200,000

  
Jonathan P. Brown, MAI  
State - Certified General Real Estate Appraiser #0000206

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**A - Exhibition**

Interpretation Worksheet	
# of Usual Feet	84
Total Floor Area	12,721
Enter Lower and Upper Range Limits	
Floor Area	500
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**B - Exhibition Buildings With Out HVAC**

Interpretation Worksheet	
# of Usual Feet	941
Total Floor Area	12,721
Enter Lower and Upper Range Limits	
Floor Area	500
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**C - Public Office**

Interpretation Worksheet	
# of Usual Feet	102
Total Floor Area	2,351
Enter Lower and Upper Range Limits	
Floor Area	175
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**D - Security Office and Maintenance Office**

Interpretation Worksheet	
# of Usual Feet	102
Total Floor Area	2,351
Enter Lower and Upper Range Limits	
Floor Area	175
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**E - Residence**

Interpretation Worksheet	
# of Usual Feet	102
Total Floor Area	2,351
Enter Lower and Upper Range Limits	
Floor Area	175
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**F - Residence**

Interpretation Worksheet	
# of Usual Feet	102
Total Floor Area	2,351
Enter Lower and Upper Range Limits	
Floor Area	175
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**G - Stables**

Interpretation Worksheet	
# of Usual Feet	102
Total Floor Area	2,351
Enter Lower and Upper Range Limits	
Floor Area	175
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**H - Feed Kiosks**

Interpretation Worksheet	
# of Usual Feet	102
Total Floor Area	2,351
Enter Lower and Upper Range Limits	
Floor Area	175
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**I - Residence**

Interpretation Worksheet	
# of Usual Feet	102
Total Floor Area	2,351
Enter Lower and Upper Range Limits	
Floor Area	175
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

**J - Residence**

Interpretation Worksheet	
# of Usual Feet	102
Total Floor Area	2,351
Enter Lower and Upper Range Limits	
Floor Area	175
Enter Corner Values of Bound Area	
Top Left	1,000
Top Right	1,000
Bottom Left	1,000
Bottom Right	1,000
Floor Area-Perimeter Multiplier	1,000

# General Assumptions And Limiting Conditions

Attachment # 5  
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## General Value Conditions

Unless otherwise specifically stated, the value given in this appraisal report represents our opinion of the **MARKET VALUE AS OF THE DATE SPECIFIED**. The market value of the real estate is affected by market and economic conditions, both local and national, and will vary as these conditions change. This value, unless so stated, is gross, without consideration given to any encumbrance, restriction or question of title.

The value for land and improvements as contained within this report are constituent parts of the total value reported and neither is to be used in making a summation appraisal by combination with values derived from other sources.

## Use of the Appraisal

Possession of this report or any part thereof does not carry with it the right of publication nor may it be used for any purpose by any but the client for whom it was made without the consent of our office and the undersigned or the client. Unauthorized printing, copying or duplication of any part or in total of this report is specifically prohibited by Boutin Brown Realty Advisors, Inc. Machine copies may be obtained from the undersigned upon request.

Acceptance of and/or use of this appraisal constitutes acceptance of the General Assumptions and Limiting Conditions on which it was based. Our responsibilities are complete upon delivery and acceptance of the appraisal report.

## Legal Matters

The legal description used in this report is assumed to be correct. However, it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments, overlapping or other discrepancies that might be revealed thereby.

Any sketches in the report are included to assist the reader in visualizing the property. We have not made a survey and assume no responsibility for any survey which may be presented.

We assume no responsibility for matters legal in nature and title to the property is assumed to be marketable. In addition, unless stated to the contrary, the property is appraised as an unencumbered fee simple estate which is not used in violation of acceptable ordinances, statutes or other governmental regulations.

All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the appraisal report. The subject property is appraised as though under responsible ownership and competent management.

## Information and Data

The information as to the description of the improvements as well as any income and expense information of the subject property as submitted by the client for this appraisal or has been obtained by our office is considered to be accurate and reflects the subject as of the date of this appraisal. We assume no responsibility for the accuracy of information supplied by others.

The information contained in this report including any information furnished by others to our office is not guaranteed but was gathered from reliable sources which are believed to be accurate. Since every appraisal report consists in part of data which is considered legally "hearsay evidence," we reserve the right to reconsider any value estimate to the extent justified

by subsequent discovery of any inaccuracies in such data or the discovery of any new data which could result in a revised value estimate.

Unapparent Conditions

We assume that no hidden or unapparent conditions of the property, subsoil or structures exist which would render it more or less valuable than otherwise comparable property. In addition, we assume no responsibility for such conditions or for engineering which might be required to discover such conditions.

No responsibility is assumed for engineering matters, neither structural nor mechanical. Good structural and mechanical conditions are assumed to exist and no opinion as to these matters is to be inferred or construed from this appraisal. It is assumed no subsurface soil conditions exist that would entail foundation problems to the extent that these conditions would affect the development of site with respect to its highest and best use.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the improvements, such as the presence of urea formaldehyde foam insulation, asbestos and/or the existence of toxic waste, which may or may not be present on the property, has not been considered. The presence of these potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that no such material on or in the property exists that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. We are not qualified to detect such substances and urge the client to retain an expert in this field if desired.

Zoning and Licenses

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation. Unless otherwise noted, it is assumed that no encroachments or violations exist within the subject property. Furthermore, it is assumed that the subject property complied with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the valuation.

This appraisal is based upon the assumption that all required licenses and/or permits, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based in a timely manner and without unusual cost.

**PROFESSIONAL  
QUALIFICATIONS****JONATHAN B. BROWN, MAI**

Mr. Brown's experience includes the appraisal of a full spectrum of residential properties ranging from single family residences to large scale planned unit developments. In addition, he has focused on timber lands, agricultural acreage, multiple family properties and a wide variety of commercial properties both existing and proposed. Specific areas of expertise include the analysis of rural acreage for both silvicultural, agricultural and recreational uses, coastal properties including environmentally sensitive lands, multiple family properties, properties of historic significance, recreation oriented developments, special use properties and leasehold/leased fee analysis. Mr. Brown has qualified as an expert witness pertaining to valuation issues in federal and state courts in Florida and Alabama. While the majority of assignments are Florida properties, he regularly provides a variety of appraisal and consulting services in Georgia.

**PROFESSIONAL AFFILIATIONS**

Member, Appraisal Institute - #09118  
Member, Tallahassee Board of Realtors

**LICENSED BY**

The Florida Department of Professional Regulation Division of Real Estate as a Real Estate Broker - #0100037  
The Florida Department of Professional Regulation Real Estate Appraisal Board as a State Licensed Certified General Real Estate Appraiser - #0000206  
The Georgia Real Estate Appraisers Board as a Certified Real Estate Appraiser - #C0022

**PROFESSIONAL EDUCATION**

Bachelor of Science Degree in Real Estate and Finance, Florida State University (1974-1978)  
Society of Real Estate Appraisers - Course 101, Introduction to Appraising, Florida State University  
Society of Real Estate Appraisers - R44-b Seminar  
American Institute of Real Estate Appraisers - Course 8, Residential Valuation, Athens, Georgia  
American Institute of Real Estate Appraisers - Capitalization Theory and Techniques Part 1, Buford, Georgia  
American Institute of Real Estate Appraisers - Capitalization Theory and Techniques Part 2 Orlando, Florida  
American Institute of Real Estate Appraisers - Capitalization Theory and Techniques Part B Orlando, Florida  
American Institute of Real Estate Appraisers - Standards of Professional Practice, Daytona Beach, Florida  
American Institute of Real Estate Appraisers - Case Studies in Real Estate Valuation, Chapel Hill, North Carolina  
American Institute of Real Estate Appraisers - Report Writing, Tallahassee, Florida  
American Institute of Real Estate Appraisers - Seminar, Timberland Valuation Seminar, Tallahassee, Florida  
Marshall & Swift Residential Cost - Seminar, Jacksonville, Florida  
Marshall & Swift Commercial Cost - Seminar, Jacksonville, Florida

**CONTINUING PROFESSIONAL EDUCATION**

Appraisal Institute - Market Analysis, March 1992  
Appraisal Institute - Appraising Apartments, April 1992  
Appraisal Institute - Depreciation, February 1993  
Appraisal Institute - Standards of Professional Practice - Part A & Part B, August 1993  
Appraisal Institute - Advanced Applications - August 1994  
Appraisal Institute - Understanding Limited Appraisals and Reporting Options - General - November 1994  
Appraisal Institute - Affordable Housing Valuation Seminar - January 1997  
Appraisal Institute - Litigation Valuation Overview, Course 700 - May 1998  
Appraisal Institute - Advanced Sales Comparison and Cost Approaches, Course 530, May 1998  
Appraisal Institute - Partial Interest Valuation - Divided & Undivided - January 2000  
Appraisal Institute - Standards of Professional Practice, Part C, Course 430 - December 2001

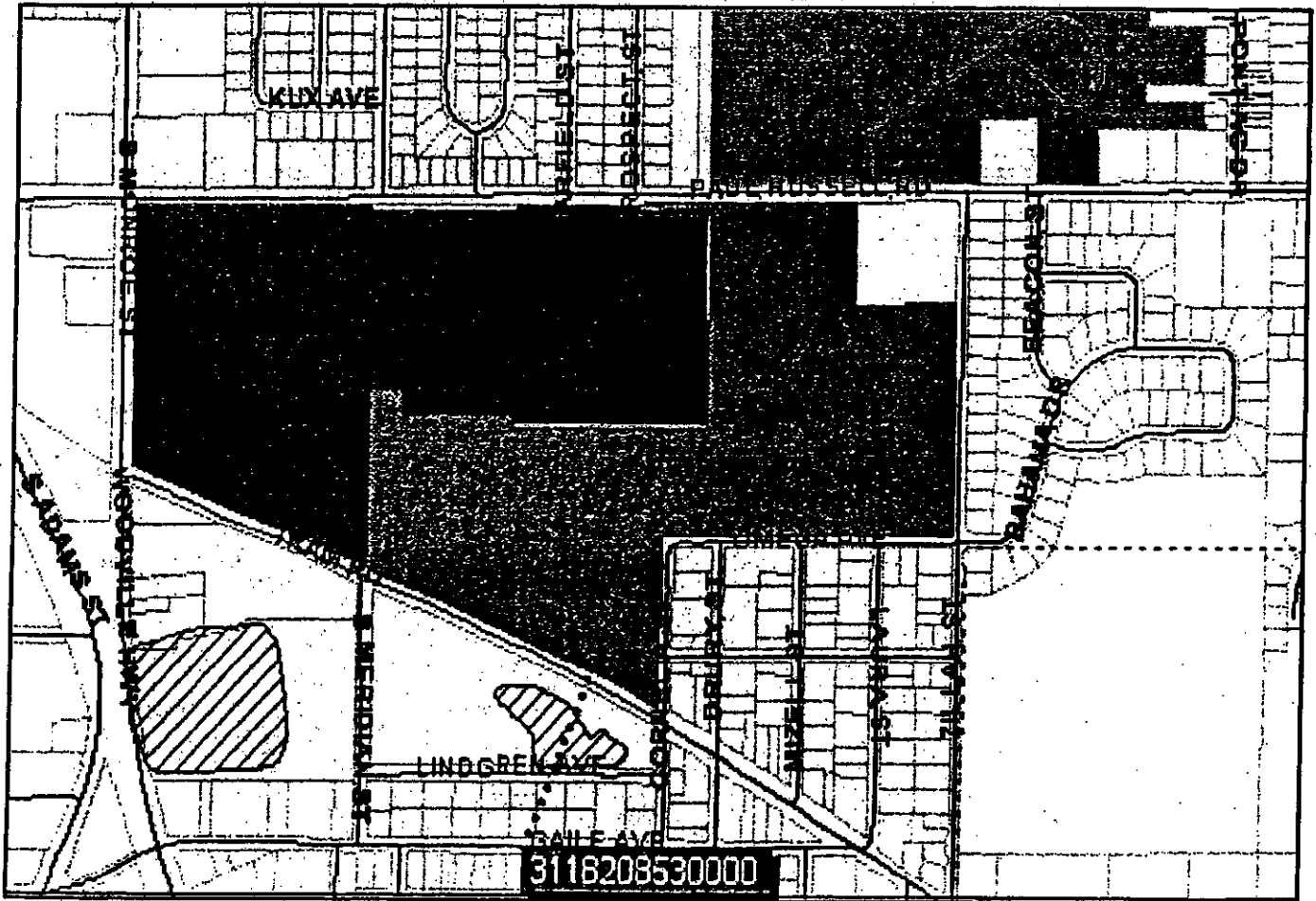
**ASSOCIATIONS**

September 2000 to Present, Vice President, Boutin Brown Realty Advisors, Inc.  
January 1986 to September 2000, Senior Vice President, Boutin, Brown, Butler, Real Estate Services  
July 1978 to January 1986, Senior Associate, Boutin Appraisal Company

**QUALIFIED AS EXPERT WITNESS**

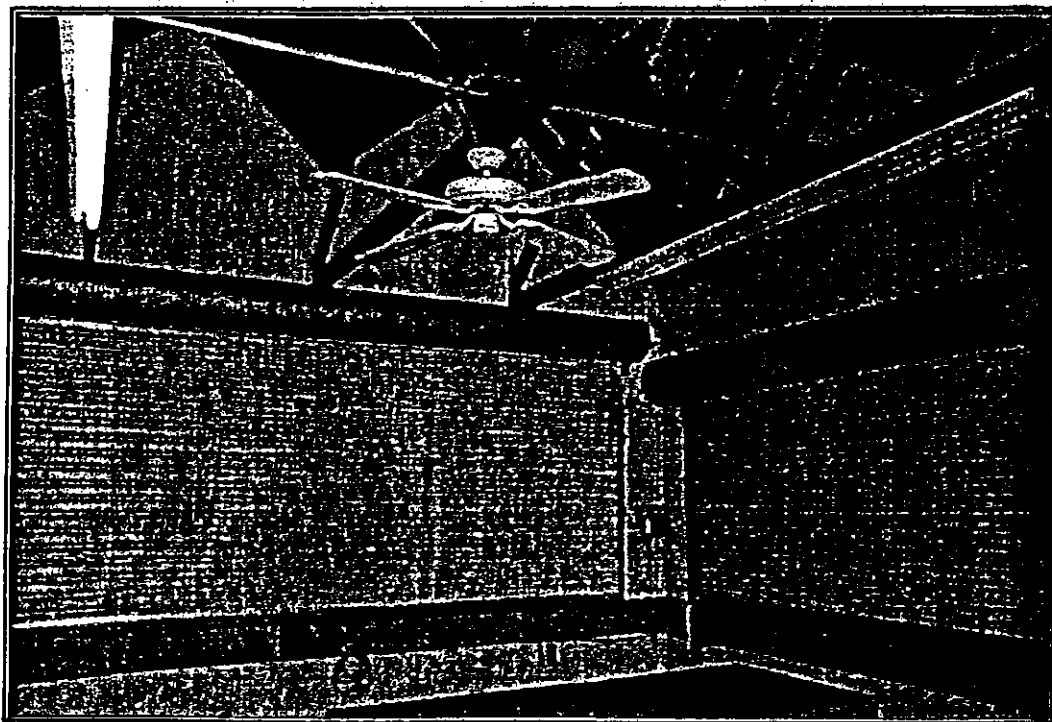
Bankruptcy Court, Northern and Middle Districts of Florida, Southern District of Alabama  
Various Counties of the Second and Third, Ninth and Fourteenth Judicial Districts of the Circuit Court of Florida

## LOCATION OF FAIRGROUNDS IMPROVEMENTS





Information Booth

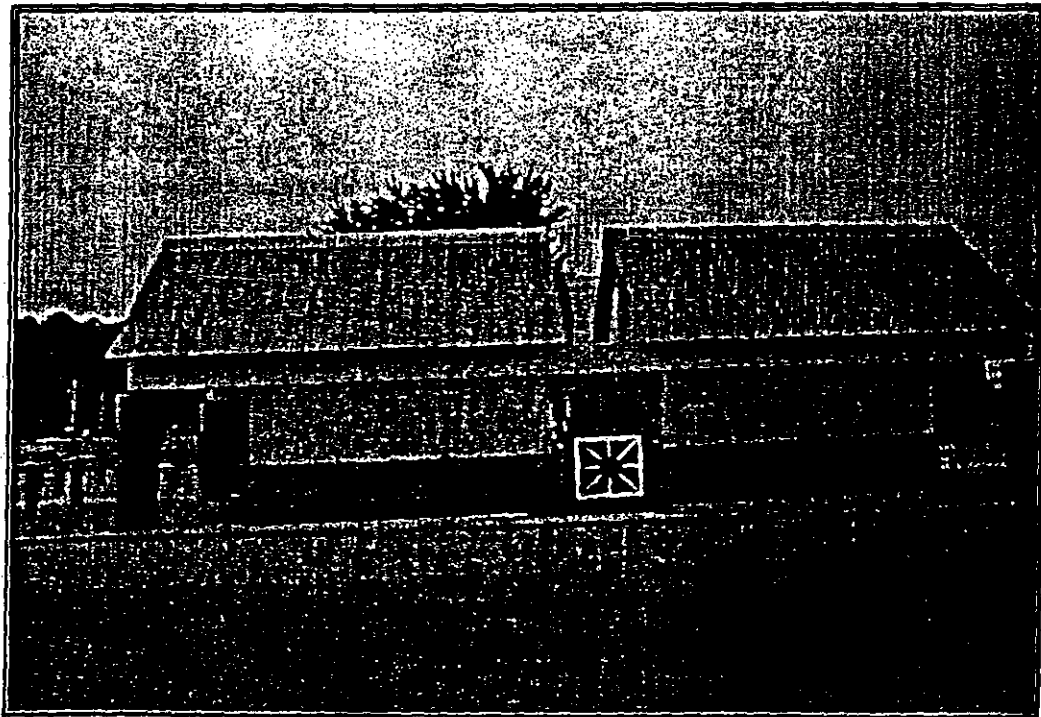


Interior of Info Booth

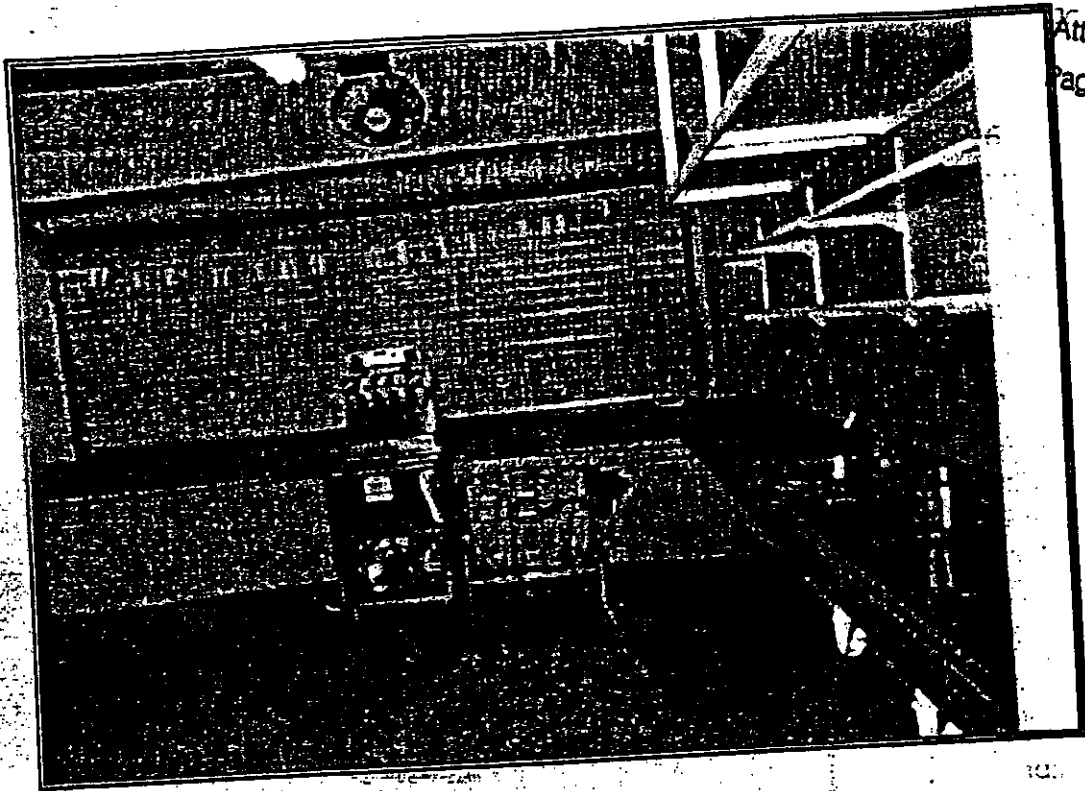




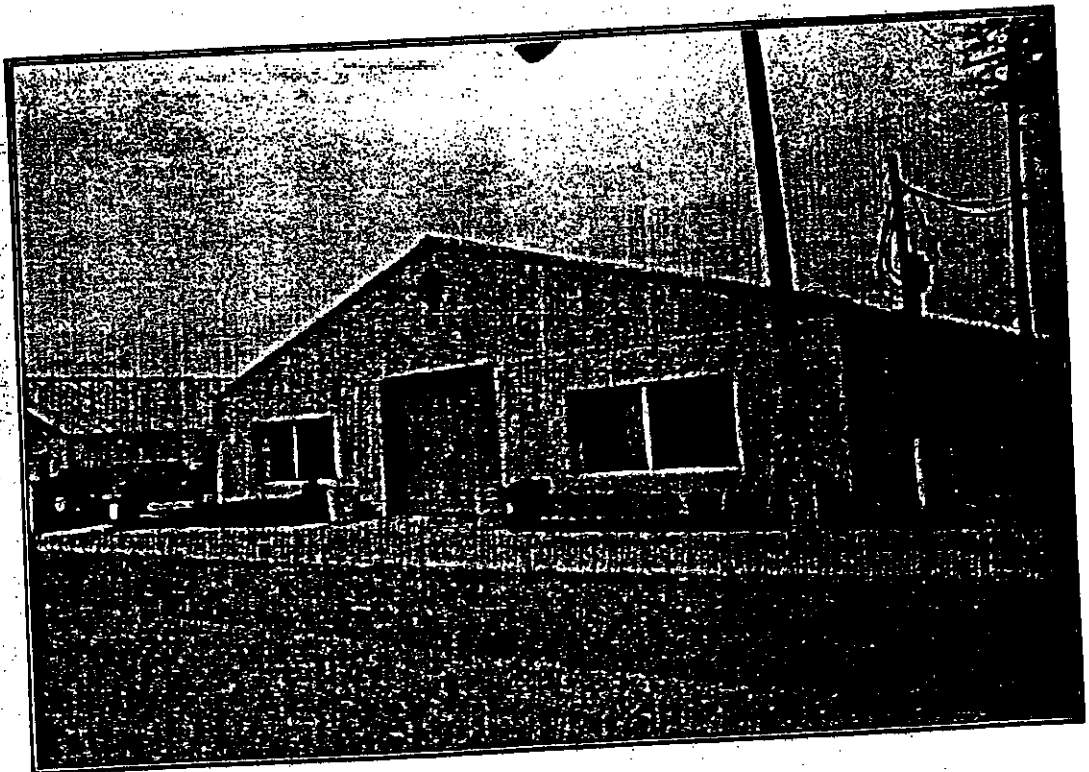
Food Court/Kiosks



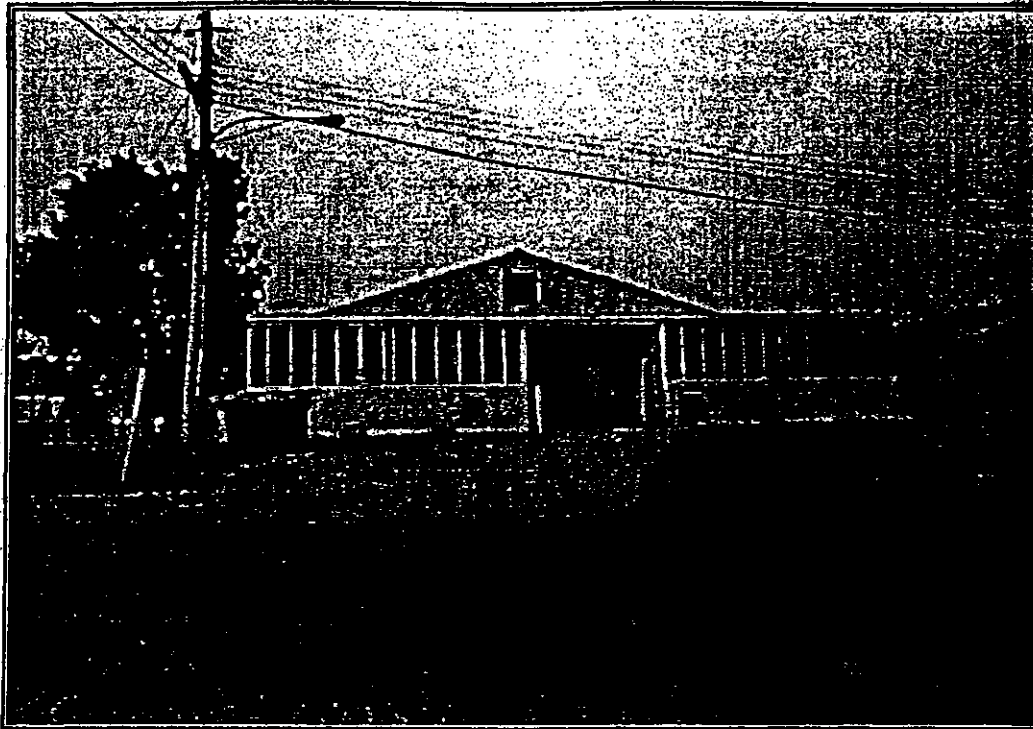
Side View, Typical Food Kiosk



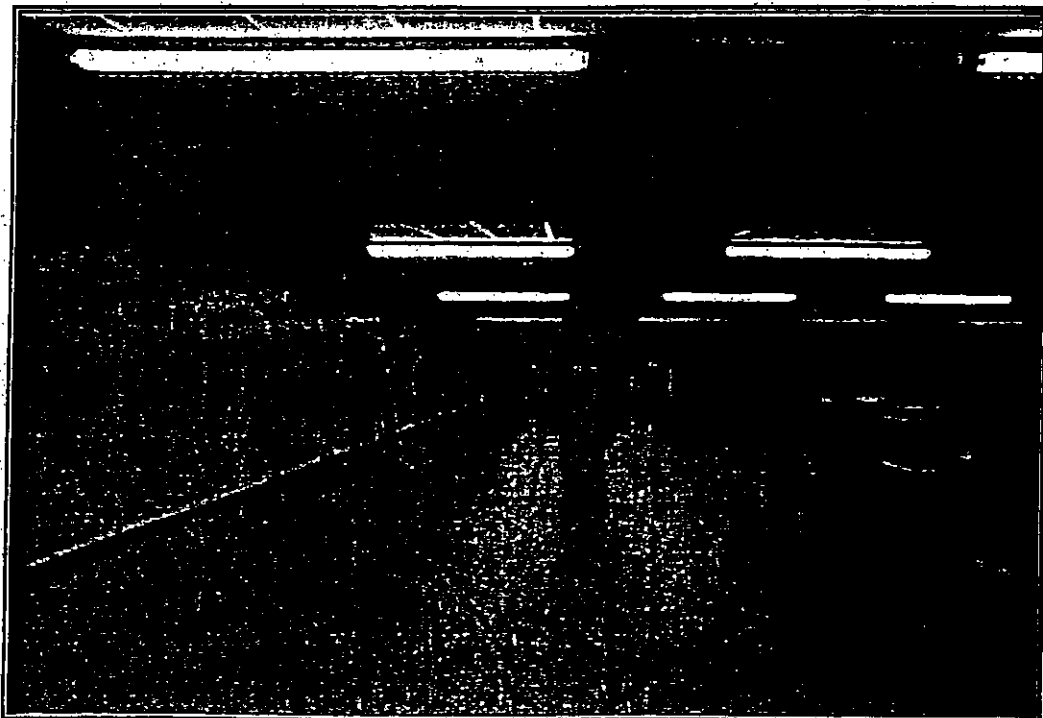
Interior, Typical Food Kiosk



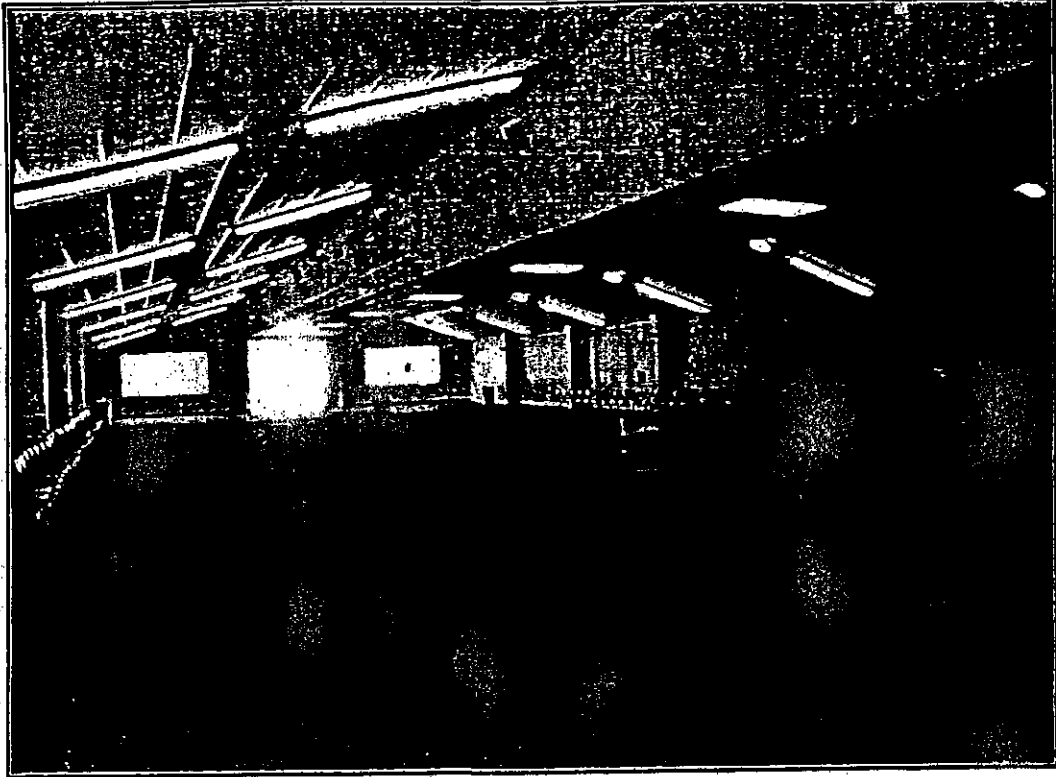
Front View of Building # 2, A Typical HVAC Building



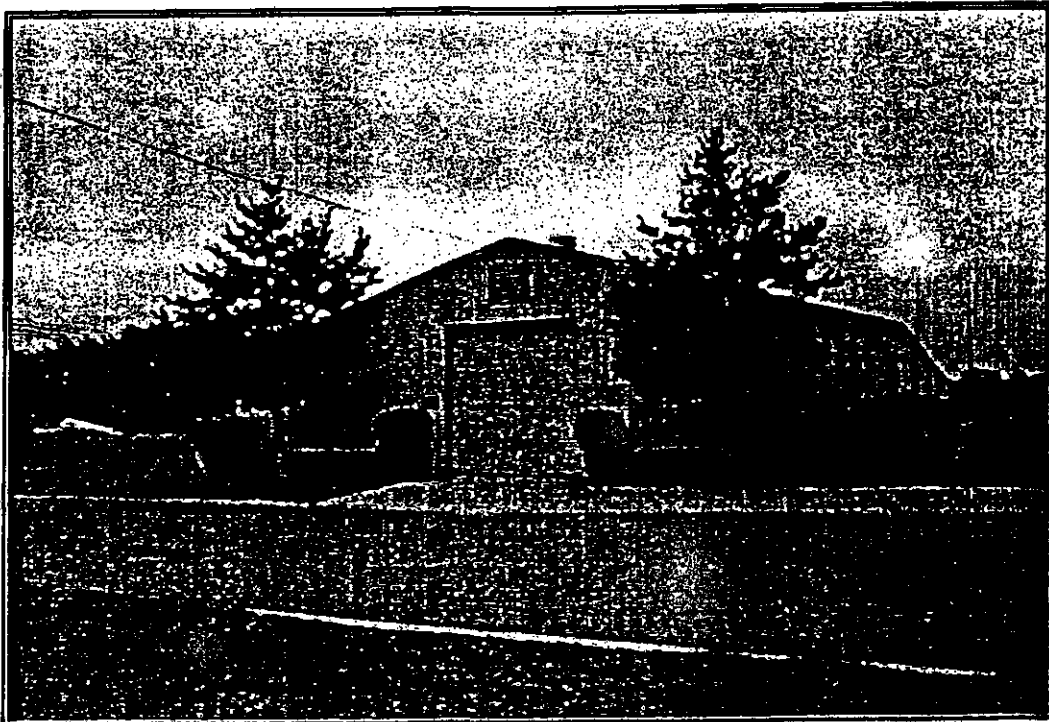
Rear View of Building #2



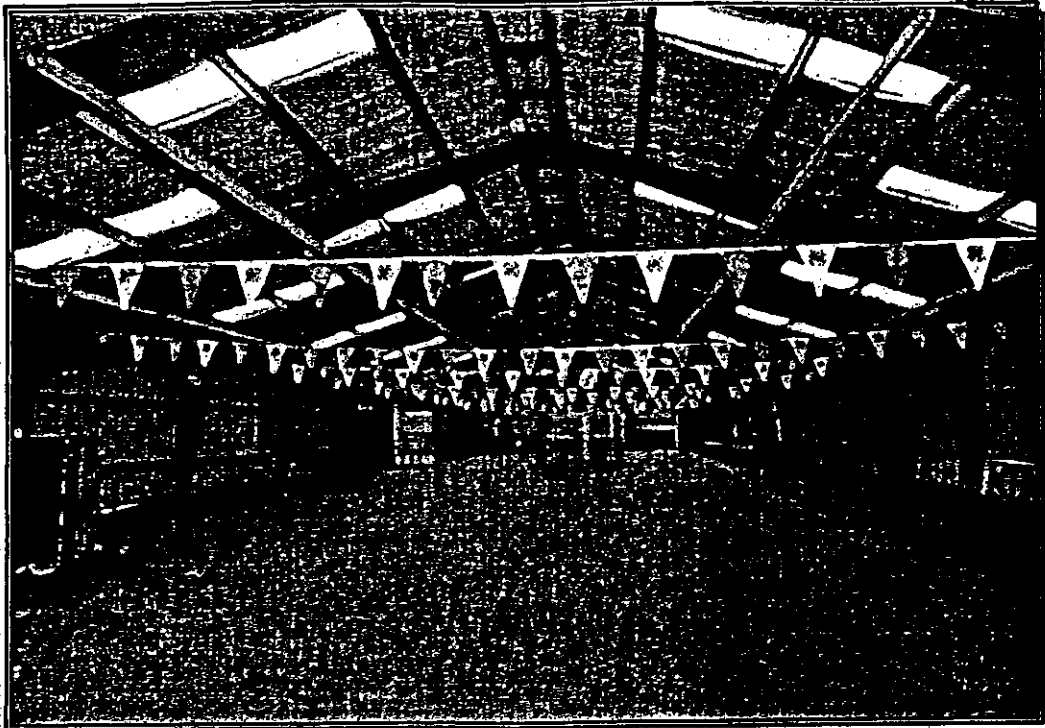
Interior of Building #2



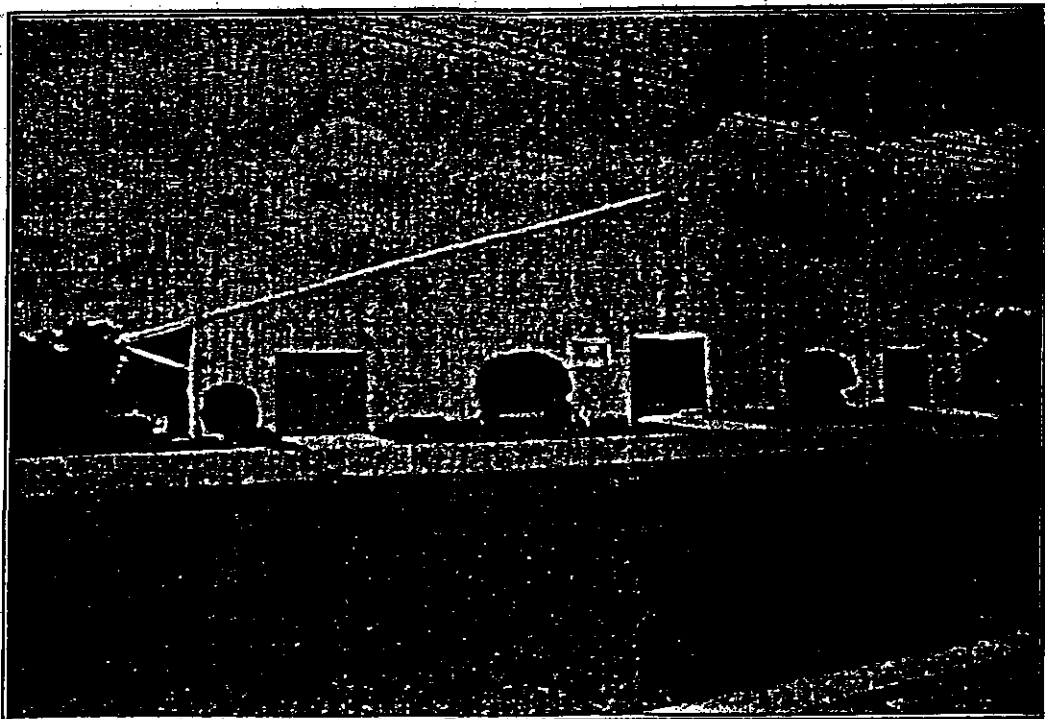
Interior of Building #4



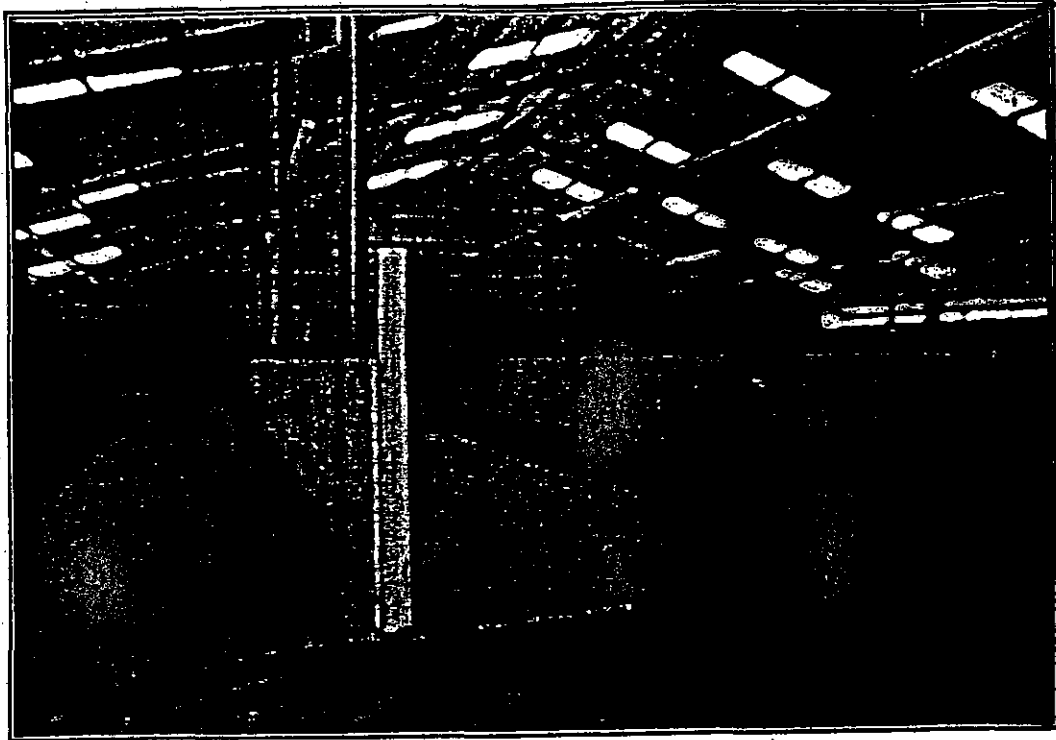
Front View of Building #6, a Typical Non-Climate Controlled Exhibition Building



Interior Building #6



Front View of Cattle Barn



Interior of Cattle Barn



Rear View of Swine and Lamb Barn



Interior View of Swine and Lamb Barn



Fairground Office



Interior of Fairground Office

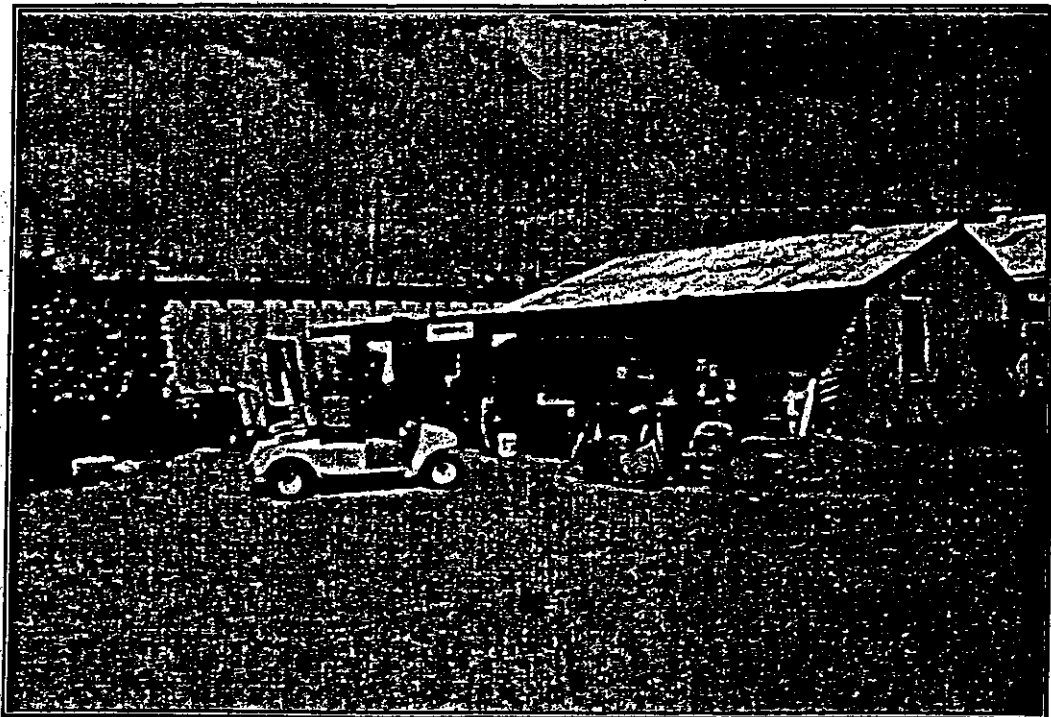


Security Office

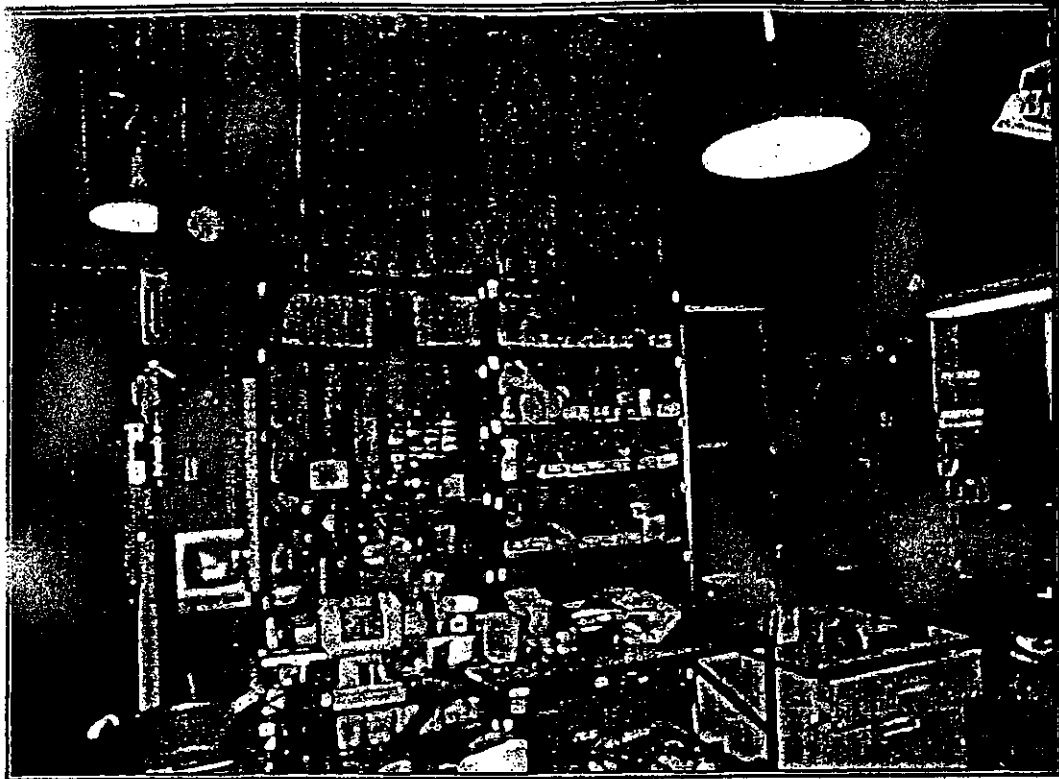




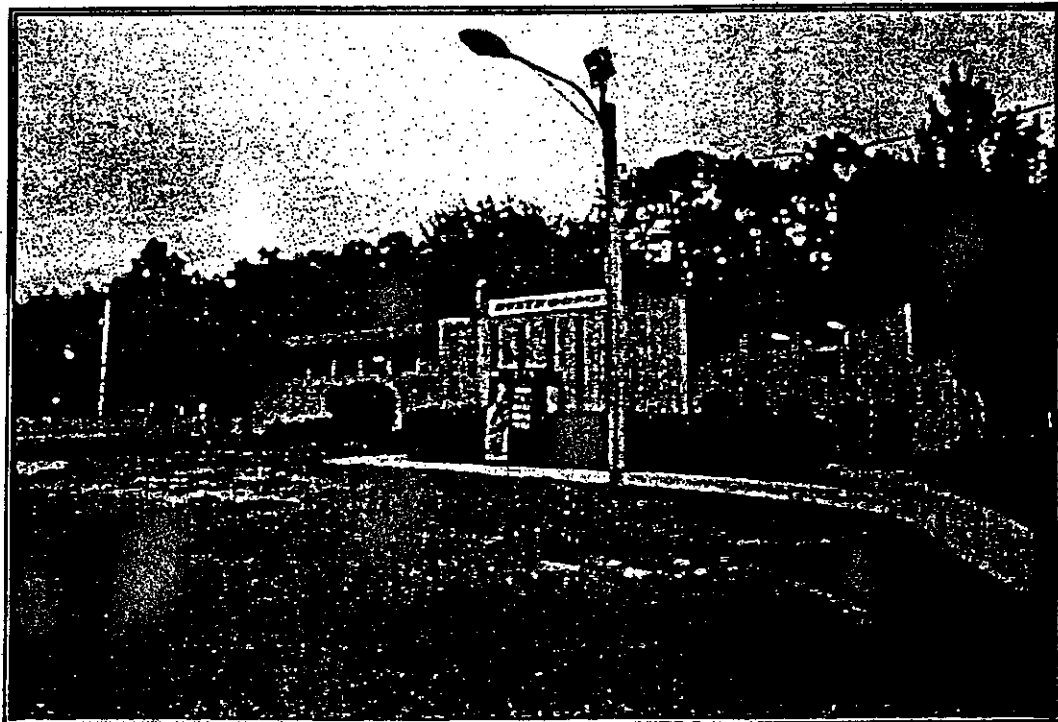
Maintenance/Managers Office



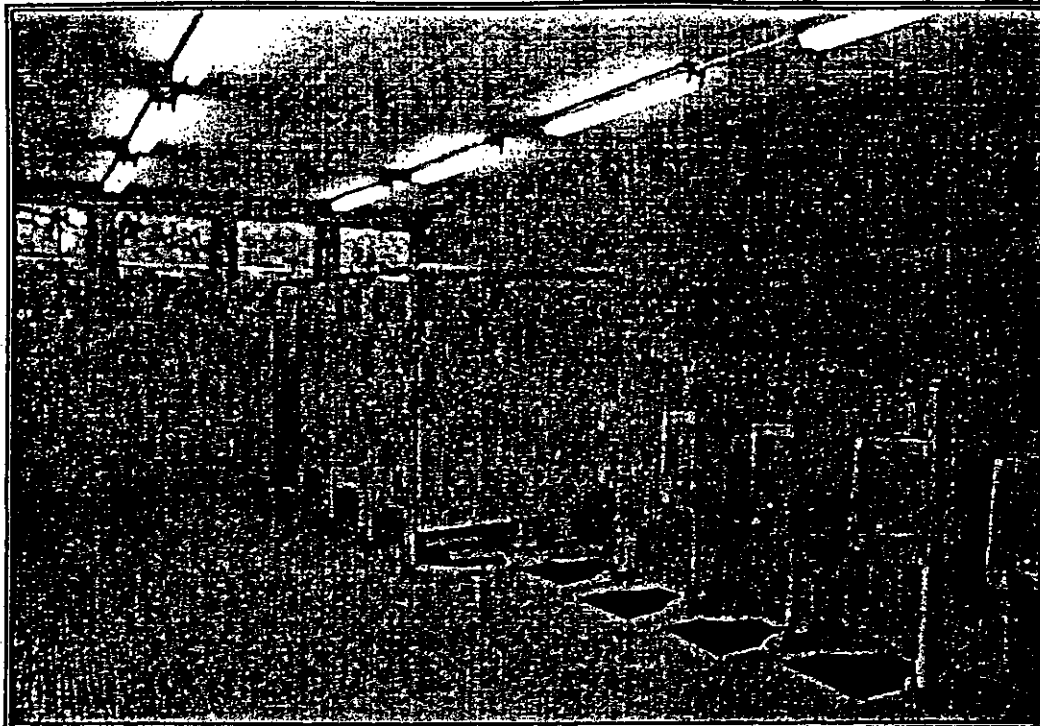
Shop



Shop Interior



Front View of Restroom #1



Restroom #1 (Mens)



Sheriff's Posse



**Bill Proctor**  
Commissioner  
District 1

**MEMORANDUM**

**To:** Parwez Alam

**From:** Bill Proctor *BP*

**Date:** August 30, 2002

**Re:** North Florida Fair Letter

I am pleased to pass on the attached letter I received from the North Florida Fair Association indicating their commitment to our redevelopment of the Fairgrounds.

This break through communiqué signals the Fair Association's clearance that we enter serious dialogue on renegotiating the current lease agreement. After careful and continuous conversations, I am inspired in believing the Association has come to terms with our desire to utilize the present Fairgrounds consistent with the growth and urban needs of this south side region.

Please prepare our staff to move forward on this matter.

Thank you.

**cc:** Vince Long  
Lillian Bennett



**North Florida Fair**

441 Paul Russell Road • Tallahassee, Florida 32301-6996  
Telephone (850) 878-3247 (878-FAIR) • FAX (850) 942-6950  
Information Line (850) 671-8400  
E-mail: fun@northfloridafair.com

August 30, 2002

**Executive Secretary  
and Manager:**

Ron Beckey, C.F.E.

**Executive Committee:**

Chris Prescott, President  
J. Lee Vause, Vice President

Lawrence Heitmeyer

George Henry

Don Keenan

Jane Sauls

R. E. Stanaland

Robert West

Herschel Williams

**Directors:**

Kim Fiorini

Bruce Host

Henry Lewis, III

Payne Midyette, Jr.

Mike Whiddon

Ronnie Youngblood

**Director Emeritus:**

James Alford

Jim Fogarty

Jack Whiddon

Hon. Bill Proctor  
Leon County Commissioner  
Leon County Courthouse  
301 South Monroe Street  
Tallahassee, FL 32301

Dear Commissioner Proctor:

Over the past few months we have had several conversations relative to the County acquiring the North Florida Fairgrounds for the purpose of redevelopment. I believe this is a noteworthy effort and am writing to confirm that the North Florida Fair Association has agreed to cooperate with the County in this endeavor. There is no question that the Fairgrounds is an extremely desirable parcel of property which should be attractive to a developer for a mix of commercial, office and residential uses.

As you know from our several discussions there remains a long-term lease of the property to the Fair Association. Our Association has agreed that so long as the County locates and acquires a parcel of property which the Association deems suitable we are agreeable to releasing our leasehold interest in the Fairgrounds. Of course this would also require that the facilities currently constructed on the grounds would also be replaced. The Association will work closely with the County to ensure that the cost of such facilities would be as cost effective as possible. Our goal, as I am sure is yours, is to obtain a facility which serves the public interest for the many varied uses that the fairgrounds currently serves.

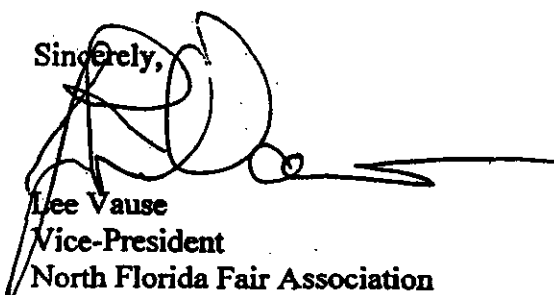
I know you and the County share this view because when all is said and done the citizens of the County will be the ultimate beneficiary of whatever is done.

The Fair Association feels strongly that we should not be an impediment to the County pursuing this redevelopment strategy. And we will not be.

We have agreed that we would not ask for any compensation for the still remaining years of the lease so long as a satisfactory agreement could be reached which was in accord with the above stated positions.

I and the other members of the Board of Directors of the Association pledge to you our cooperation as this exciting possibility moves forward.

Sincerely,



Lee Vause  
Vice-President  
North Florida Fair Association